

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 13, 1968

Appeal No. 9851 Children's Hospital of D.C., appellant.

Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Harps not voting, the following Order was entered at the meeting of the Board on November 13, 1968.

EFFECTIVE DATE OF ORDER - November 26, 1968

ORDERED:

That the appeal for permission to establish a parking lot for employees of Children's Hospital at 2121-2123 - 12th Street, N.W., lots 12 and 13, Square 303, be conditionally granted.

FINDINGS OF FACT:

1. Appellant's lots are located in an R-5-B District.
2. The lots have a frontage of 40 feet on 12th Street, a depth of 95 feet and a 10-foot wide public alley at the rear. The lots contain an area of 3,800 square feet.
3. The proposed parking area is located on the east side of 12th Street 70 feet south of W Street. The lot will be used by Children's Hospital and is located adjacent to the hospital clinic to the north which has parking on lot 14 adjoining this building. The addition of these lots will make the parking area 60 by 95 feet and will add 18 parking spaces. No new curb cuts will be required.
4. The representative of the hospital stated at the hearing that they have leased everything within the neighborhood. He further stated that it has become increasingly difficult to secure new employees and to retain existing employees because of the distance between the various parking lots and the hospital because of molestation of some of the nurses. These lots will make parking more suitable, due to the nearness of the existing clinic.
5. The Department of Highways and Traffic offers no objection to the granting of this appeal.
6. There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

It is the opinion of the Board, subject to the conditions hereinafter set forth, that the granting of this appeal will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with said regulations and maps.

This Order shall be subject to the following conditions:

- a. Permit shall issue for a period of five years, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- b. All areas devoted to driveways, access lanes and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- h. Any lighting used to illuminate the parking lot or its accessory buildings shall be so arranged that all direct rays of such lighting are confined to the surface of the lot.

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The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:



CHARLES E. MORGAN
Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THE ORDER.